



Town of Wilton, NH Zoning Board of Adjustment

Notice of Decision

The request by Stephanie Lingley-Kirsch for a special exception under section 5.3.1 of the Wilton Zoning Ordinance has been granted. It will allow a home-based farmstead business as a home occupation, including producing and packaging items such as canned goods, infused oils, baked goods, and handmade crafts (e.g., candles, leather journals), and selling these goods from the home and elsewhere.

This decision does not address:

- A request for a variance to section to Zoning Ordinance section 5.1, to allow the keeping of farm animals on the property, which was requested in the original application in this case, and was resolved separately in a decision on October 14, 2025.
- A request for a variance to section to Zoning Ordinance section 5.2.3, to allow the placing a farm stand in the front setback, which was requested in the September 30, 2025 amended application, and which has become unnecessary since the farm stand is not included in final the approved proposal.

This decision shall expire if the construction or use permitted by it has not begun by Thursday, December 9, 2027. (Wilton Zoning Ordinance section 17.4)

The selectmen, any party to the action or proceedings, or any abutter may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before Thursday, January 8, 2026, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Conditions of Approval

- There will be no non-resident employees.
- Customers will purchase products and be assigned pickup times through an online ordering system.
- Customers will park in the driveway off Seagroves Street to pick up their purchased products from the front porch facing Burns Hill Road.
- Customers will be clearly instructed to park in the driveway, not in front of the house (off Burns Hill Road), and the owner will take such measures as may be necessary to enforce this.
- Pickups will occur on no more than five days in any week.
- No more than six pickups will occur per day.
- Pickups will be scheduled only between 8:00 a.m. and 8:00 p.m.

Discussion of the Decision

The Zoning Board observed the property and neighborhood during a site visit on October 4, 2025. Taking those observations, testimony received during the multiple hearings on the

application, and the the conditions of approval into account, the Board considered each of the requirements of Zoning Ordinance sections 5.3.1 and 4.12 and determined that they would all be satisfied.

In particular, the Board determined that temporary placement of products on the front porch for pickup the same day would not be a violation of requirement 5.3.1(e), "Exterior storage of materials or equipment is prohibited."

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Faiman", with a stylized, flowing script.

Neil Faiman, Chairperson
Wilton ZBA
December 10, 2025

Case #9/9/2025-1, decided Tuesday, December 9, 2025